



CLIVE PEARCE
Now you're moving

3 Bedrooms

House - Terraced

Asking Price

£329,950

Located in

Truro



www.clivepearceproperty.com



Treffry Road

Truro | Cornwall | TR1 1WE



A very well presented three bedroom terraced townhouse with large double glazed conservatory, low maintenance front and rear gardens, garage with electric door and parking ideally located in popular Treffry Road and within walking distance of Archbishop Benson primary school, Penair secondary school, Waitrose and the city centre.

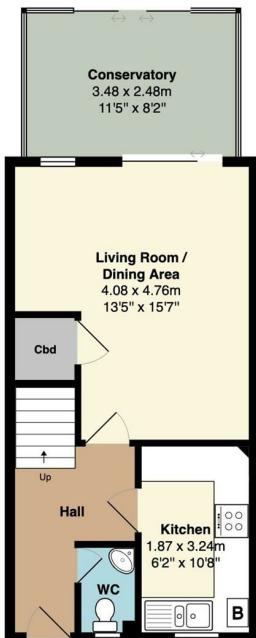
Treffry Road

£329,950 Freehold

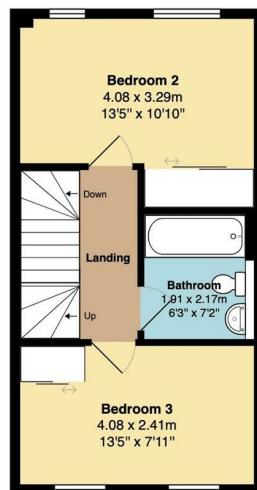


- Three bedroom townhouse
- Low maintenance front & rear gardens
- Primary bedroom with en-suite & dressing room
- Popular development
- Mains gas central heating via upgraded combi boiler
- Large double glazed conservatory
- Garage and parking space
- Garage access from garden & electric door
- Close to Archbishop Benson Primary School
- UPVC double glazing

Ground Floor
Area (approx): 42.8 m² ... 461 ft²



1st Floor
Area (approx): 33.1 m² ... 356 ft²



2nd Floor
Area (approx): 27.1 m² ... 292 ft²



Total Area: 103.1 m² ... 1109 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Council Tax Band C

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

31 Lemon Street
Truro
Cornwall
TR1 2LS



hello@clivepearceproperty.com
01872 272622
www.clivepearceproperty.com